

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
LAND USE PLAN AMENDMENT CASE 12-05, AND ZONING CASE 12-09  
July 24, 2012**

<b>Requests</b>		
<b>Applicant:</b> City of High Point	<b>Owner:</b> Various property owners	
<b>LUPA Proposal:</b> To establish initial Land Use Map classification for approximately 19 acres	<b>From:</b>	Undesignated and Medium Density Residential
	<b>To:</b>	Low Density Residential, Office and Community /Regional Commercial
<b>Zoning Proposal:</b> To establish initial City zoning for approximately 8.4 acres, shown in two Tracts, A and B.	<b>From:</b>	Area is currently not zoned. Both the northern tract (Tract A) and the southern tract (Tract B) were zoned R-15 (Residential: 15,000 sq.ft. min. lot) when within the City of Archdale.
	<b>To:</b>	<b>RS-9</b> Residential Single Family-9 District

<b>Site Information</b>		
<b>Location:</b>	Tract A of the zoning site is lying at the northwest and southwest corners of Baker Road and Weaver Avenue (503, 507, 509, 511 & 601 Baker Road). Tract B of the zoning site is lying along the west side of Baker Road, approximately 490 feet north of S. Main Street (203 thru 233 Baker Road).	
<b>Tax Parcel Numbers:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	158059, 158060, 158061, 158062, 158063, 158064, 158065, 158066, 158067, 158068, 158069, 158070, 158071, 158072, 158073, 158074, 158075, 158076, 158077, 158078, 158079, 158357, 158358, 179743, 179749, 195948, 200527, 200529, & 200543	158060, 158063, 158065, 158066, 158067, 158076, 158078 & 158079
<b>Site Acreage:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	Approximately 19 acres	Approximately 8.4 acres
<b>Current Land Use:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	Single family dwellings, medical office, multifamily dwellings, and undeveloped parcel.	Same
<b>Physical Characteristics:</b>	This portion of Baker Road, between Weaver Avenue and S. Main Street, has a moderately sloping terrain. There is a perennial stream that runs in a west to east direction between Weaver Avenue and S. Main Street. The northern portion of the site, near Weaver Avenue, drains in a southerly	

	direction toward the stream and the southern portion of the zoning site drains in a northerly direction toward this stream.
<b>Water and Sewer Proximity:</b>	A 16-inch City water line and a 8-inch City sewer line are lying adjacent to S. Main Street; however these lines terminate approximately 500 feet west of the intersection of S. Main Street and Baker Road. In addition, an 8-inch City water line and a 8-inch sewer line are lying adjacent to Baker Road; however it terminates a the intersection of Baker Road and Weaver Avenue.

<b>General Drainage and Watershed:</b>	The site drains in a general southeastern direction and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% or more of the site.
<b>Overlay District:</b>	None

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>CU-LO</b>	Conditional Use Limited Office District	Single family dwelling and undeveloped
<b>South:</b>	<b>CU-LO HB</b>	Conditional Use Limited Office District Highway Business (Guilford Co)	Undeveloped
<b>East:</b>	<b>R-15</b>	(City of Archdale)	Single family dwellings, multifamily, office and undeveloped
<b>West:</b>	<b>RS-7  CU RM-18  HB</b>	Residential Single Family-7 District (Guilford Co) Conditional Use Residential Multifamily-18 District Highway Business District (Guilford Co)	Single family, multifamily and undeveloped

<b>Adjacent Land Use Designations</b>		
<b>North:</b>	A. Low Density Residential	B./C. Office
<b>South:</b>	A. Office, Community/Regional Commercial and Medium Density Residential	B./C. Undesignated
<b>East:</b>	A. Low Density Residential and Undesignated	B./C. Undesignated
<b>West:</b>	A. Medium Density Residential and Community/Regional Commercial	B./C. Community/Regional Commercial

Purpose of Existing and Proposed Land Use Designations	
<b>Existing Designation:</b>	<b>Undesignated and Medium-Density Residential:</b> This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwelling units per gross acre.
<b>Proposed Designation:</b>	<p><b>Low-Density Residential:</b> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p> <p><b>Office:</b> This classification includes professional, personal and business service uses.</p> <p><b>Community/Regional Commercial:</b> This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.</p>

Relevant Land Use Policies and Related Zoning & LUPA History	
<b>Community Growth Vision Statement</b>	This request is neither in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p>
<b>Relevant Area Plan(s):</b>	There are no applicable area plans for this area.
<b>Zoning History:</b>	There is no City of High Point zoning history on either Tract A or Tract B.
<b>LUPA History:</b>	<b>LUPA 11-03</b> - Approximately 16.71 acres lying approximately 300 feet southeast of the intersection of E. Fairfield Road & Ingram Road from undesignated to Low Density Residential; adopted September 19, 2011.

Transportation Information			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Baker Road	Major Thoroughfare	975 ft.
	Weaver Avenue	Local Street	190 ft.
<b>Vehicular Access:</b>	Baker Road and Weaver Avenue		
<b>Traffic Counts:</b>	Baker Road	3,800 trips NCDOT 2009 24 Hr count.	

Estimated Trip Generation:				
Traffic Impact Analysis:	Required		Comment	
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Pedestrian Access:	Development will be required to meet the sidewalk requirements in the Development Ordinance.			

#### **School District Comment**

Not applicable to this zoning case, there is no proposed change in any of the existing uses.

#### **Details of Proposal**

##### General Overview:

On July 1, 2012 Session Law 2012-102 which exchanges tracts of land between the City of High Point and the City of Archdale became effective, after being approved by the North Carolina General Assembly on June 28, 2012. The City of High Point is now requesting the assignment of future land use and zoning for these areas and the unincorporated area that has been added to the city's Planning Area Boundary.

##### Summary of Land Use Plan Amendment Request:

The City of High Point is proposing the establishment of future land use classifications for the following three areas:

- Approximately 15.5 acres consisting of 23 lots lying along the west side of Baker Road and straddling Weaver Avenue between Baker Road and Giles Street from Medium Density Residential and undesignated to a Low Density Residential land use designation.
- Approximately 2.8 acres consisting of 4 lots lying along the west side of Baker Road between Ralph Drive and the Randolph/Guilford County Line to an Office land use designation.
- Approximately 1 acre consisting of the back portions of two lots that front on South Main Street to Community/Regional Commercial.

##### Summary of Zoning Request:

The land to be rezoned is shown in two tracts on the accompanying zoning map. The proposed Residential Single-Family 9 District for Tract A and Tract B is roughly equivalent to the zoning that was applied by Archdale. The desire is not to create or perpetuate any lot nonconformities. Four of the five lots in Tract A were nonconforming under the R-15 Archdale zoning. High Point's RS-9 zoning district is a residential district with uses similar to the R-15 zone, but with a smaller minimum lot size requirement, which will assure that all of the lots in Tract A will be conforming in size.

The current land uses in Tract B, except for the vacant lot, were nonconforming under Archdale's zoning and would remain so under the RS-9 District. The RS-9 zoning is meant to be a 'holding zone', essentially leaving these property owners in a situation zoning-wise that is equivalent to what they had in Archdale. Although still nonconforming, the current land uses (chiropractor and apartment building) will be consistent with the Office land use designation

proposed by the LUPA. Should the land use on these lots change, or if redevelopment is desired, the property owner(s) can request an appropriate rezoning at that time.

### **Recommendation**

#### **1. Land Use Plan Amendment Case 12-05:**

##### **Staff Recommends Approval:**

Staff recommends approval to establish a land use classification for:

- a. Approximately 15.5 acres from Undesignated and Medium Density Residential to a Low Density Residential land use designation;
- b. Approximately 2.8 acres to Office; and
- c. Approximately 1 acre to Community Regional Commercial.

The requested Land Use Plan Amendment is supported by the Land Use Plan through the promotion of an urban growth pattern that occurs in an orderly fashion. This request includes an expansion of the Planning Area Boundary and the city limits using Baker Road as a common boundary between the City of High and the City of Archdale. The request meets the goals and objectives of the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

#### **2. Zoning Case 12-09:**

##### **Staff Recommends Approval**

Staff recommends approval to establish an initial City of High Point zoning designation of Residential Single Family 9 (RS-9) District on the zoning site (Tract A and Tract B.).

### **Required Action**

#### **Planning and Zoning Commission and City Council:**

Regarding the zoning case Z12-09, the NC General Statutes require the Planning & Zoning Commission, upon making its recommendation, and the City Council, upon rendering its decision, to place in the official record a statement of consistency with the City's adopted plans. In addition, the City Council must also explain why the action taken to be reasonable and in the public interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) the RS-9 district will result in no lot size nonconformities; 2) the RS-9 district will not alter or make worse the nonconforming uses on two of the lots; 3) it is reasonable to initially zone developed properties in a manner similar to what existed in the City of Archdale, and 4) it connects with additional RS-9 property to the north.

The Planning and Zoning Commission and the City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP, Development Services Administrator and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Lee Burnette AICP, Director.